



Nicholas Way, Cottenham
CB24 8AX

Pocock+Shaw

25 Nicholas Way
Cottenham
Cambridge
Cambridgeshire
CB24 8AX

Built in 2021 and enjoying a lovely position on this new development over looking open countryside and amenity land. With a sitting room, large kitchen family room, four bedrooms, family bathroom and en-suite to bedroom one.

- Tiled porch
- Reception hall with cloaks WC
- Sitting room
- Large kitchen family room
- Utility room
- Four bedrooms
- En-suite to master
- Family bathroom
- Single garage and driveway
- Enclosed rear garden

Offers in region of £535,000



Built in 2021, enjoying a lovely elevated position over looking open countryside towards the village of Rampton and public open space. Immaculately presented, featuring a sitting room, large kitchen family room and four bedrooms. Family bathroom and an en-suite. Good sized enclosed rear garden, single garage and parking.

The village centre is close by, with a highly regarded primary school, Co-Op and several other small shops.

Pitched tiled canopy porch Glazed entrance door to:

Reception hall Stairs rising to the first floor, radiator.

Cloaks WC Fitted suite with wall mounted wash basin, close coupled WC, radiator, window to the front.

Sitting room 16'1" x 11'11" (4.90 m x 3.63 m) Window to the front, radiator.

Kitchen family room 25'1" x 12'4" (7.65 m x 3.76 m) Kitchen area: Well fitted range of units with work surface, inset one and a quarter bowl sink unit with mixer tap. Range of base units, with integrated dishwasher, continuation of work surface with inset four burner AEG gas hob, matching double oven. Integrated fridge and freezer. Window to the rear and double French doors to the rear garden. Built in under stairs storage cupboard. Radiator.

Utility room 5'11" x 5'10" (1.80 m x 1.78 m) Fitted range of units and work surface, single drainer stainless steel sink unit, space and plumbing for washing machine, wall mounted gas fired heating boiler, single wall mounted cupboard, door to side. radiator.

Landing Radiator, access to loft space, single airing cupboard.

Bedroom one 12'5" x 11'10" (3.78 m x 3.61 m) Window to the front, with open views, radiator and two double fitted wardrobes to one wall, door to:

En-suite shower room Fitted white suite with wall mounted wash basin, close coupled WC and double

shower cubicle. Heated towel rail radiator and window to the side.

Bedroom two 11'2" x 10'11" (3.40 m x 3.33 m) Window to the front with open views, radiator.

Bedroom three 11'6" x 11'4" (3.51 m x 3.45 m) Window to the rear, radiator.

Bedroom four 11'10" x 9'0" (3.61 m x 2.74 m) Window to the rear, radiator.

Bathroom White suite with wall mounted wash basin, close coupled WC and bath, fitted shower above. Heated towel rail radiator, window to the rear.

Outside To the front there is a small open plan garden, driveway to the side providing off road parking for two vehicles. Gated pedestrian access to: Rear garden, with main lawn area, patio, timber fencing to the side and rear boundaries.

Services All mains services are connected

Tenure The property is Freehold. Maintenance charge £256.62.

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





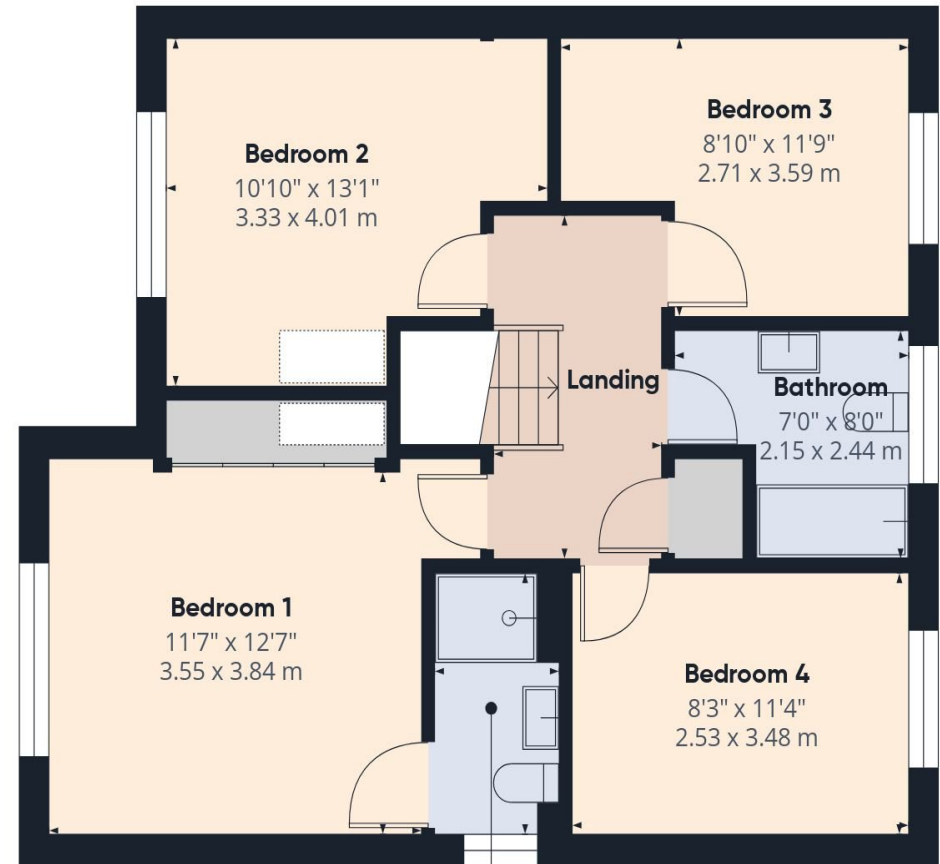
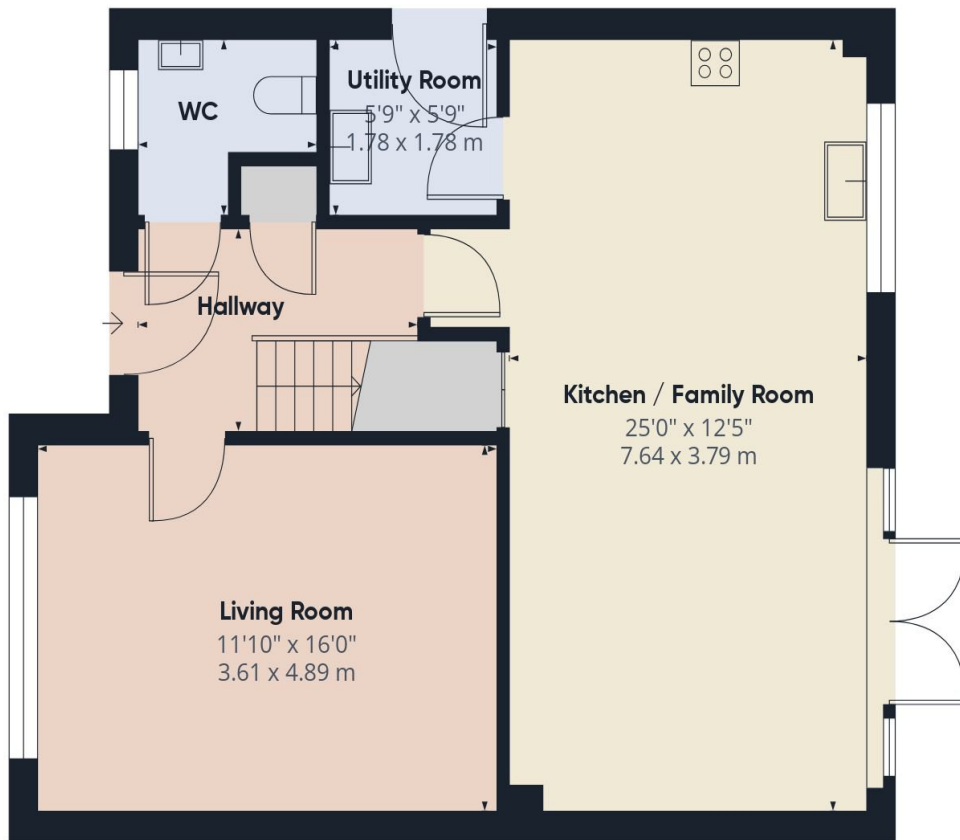
Pocock+Shaw

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Approximate total area

1277 ft²

118.7 m²

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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